



**Bek Road, Newton Hall, DH1 5LG**  
**3 Bed - House - Terraced**  
**£165,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

No Upper Chain \*\* Well Presented & Maintained \*\* Spacious Floor Plan \*\* Ideal Family or First Home \*\* Popular & Convenient Location \*\* Outskirts of Durham \*\* Upvc Double Glazing & GCH Via Replacement Boiler \*\* Off Street Parking Potential \*\* Must Be Viewed \*\*

This spacious and beautifully presented residence is perfect for a first-time buyer or a growing family. Its thoughtfully designed layout features an entrance hallway with stairs leading to the first floor and access to a comfortable living room, well-lit with natural light by front and rear windows. The kitchen dining room offers ample cooking and dining space, with room for a table and chairs, complete with fitted units and a convenient door to the rear garden. Upstairs, you'll find three generously sized bedrooms, the master boasting an array of fitted furniture, while the other two bedrooms offer plentiful built-in storage. The family bathroom features an over-bath shower, and there's a separate WC for added convenience.

Situated approximately 3 miles north of Durham City Centre, Newton Hall is a highly desirable residential development that provides convenient access to a range of shopping, recreational facilities, and amenities. Within the development, you'll find local shops and schools, and nearby is the Arnison Retail Park. Commuting is effortless, thanks to swift connections to the A(167) Highway and A1(M) Motorway, facilitating travel in both northern and southern directions.

Council tax band A - Approx £1544pa  
Tenure - Freehold  
EPC rating C



## GROUND FLOOR

### Entrance Hallway

### Lounge

17'09 x 11'0 (5.41m x 3.35m)



### Kitchen Diner

14'07 x 14'0 (4.45m x 4.27m)



## FIRST FLOOR

### Bedroom

12'0 x 10'07 (3.66m x 3.23m)

### Bedroom

11'02 x 9'06 (3.40m x 2.90m)

### Bedroom

8'0 x 7'11 (2.44m x 2.41m)

### Bathroom

5'08 x 5'08 (1.73m x 1.73m)

### Separate WC



### Agent Notes

Property Construction: Traditional

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 78Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Flood Risk: Very low

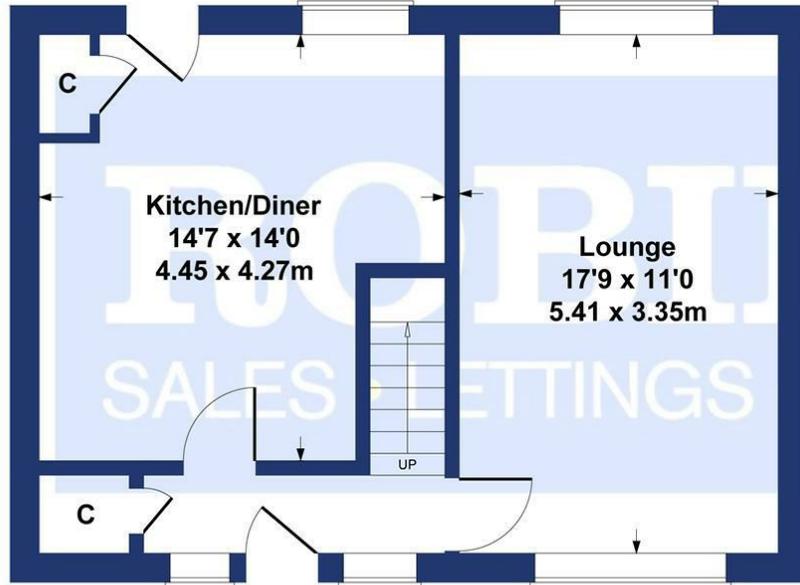
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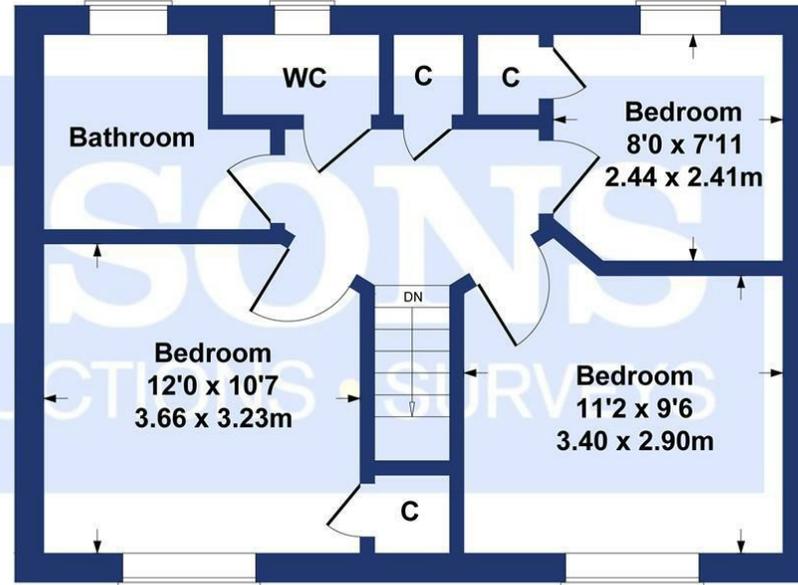


# Bek Road

Approximate Gross Internal Area  
905 sq ft - 84 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.